

1. **Call to Order** - THE MEETING WAS CALLED TO ORDER BY CHAIRMAN LARRY FOX AT 7:00 PM

2. **Pledge of Allegiance**

3. **Roll Call**

PRESENT: Joe Colaianne, Thomas Murphy, Larry Fox, Jeff Newsom, Sue Grissim, Michael Mitchell, Keith Voight
ABSENT:

4. **Approval of Meeting Agenda**

Motion to approve the Meeting Agenda made by Colaianne, and seconded by Mitchell; motion carried 7-0

5. **Approval of Meeting Minutes**

Motion to approve the Meeting Minutes of October 8, 2015 made by Newsom, and seconded by Murphy; motion carried 7-0

a. Planning Commission - Regular Meeting - Oct 8, 2015 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jeff Newsom, Vice Chairman
SECONDER:	Thomas Murphy, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

6. **Call to Public**

No one came forward.

7. **Public Hearing**

(None)

8. **Old and New Business**

a. SP#533 - Mugg & Bopps Site Plan w/ 2 Special Land Uses

Chair Fox asked the applicant to come forward and requested that the Director introduce the proposal. The Director said the proposal is for a Mugg & Bopps fuel station and convenience store along with a drive-through Dunkin Donuts and Baskin Robbins. The subject site is located on the northeast corner of M-59 and Clark Road - it is zoned GC General Commercial. Since the fuel station and drive-through restaurant components are special land uses in the GC zoning district, the Planning Commission must make a recommendation to the Board of Trustees on the application; the Board has the ultimate approval authority. The proposal has been before the Planning Commission twice before, once in July (which was the public hearing) and then again in October. Following both trips to the Planning Commission, the applicant was asked to provide revisions. The applicant has made the changes requested and is now back requesting a recommendation.

The Director explained that the Planning Department typically provides a staff review on the complete application. In this case, however, instead of simply reiterating the previous two reviews, it seemed more prudent to focus on the issues of concern. This report describes the still outstanding issues and how they are proposed to be addressed. The Planning Department is recommending that the Planning Commission recommend conditional approval and forward the application on the Hartland Township Board for consideration.

Chair Fox asked the applicant for an overview; the applicant said that they have nothing to add and will address the issues as they arise during this evening’s discussion. Chair Fox said the dumpster materials have been addressed; the driveway alignment was discussed and will be coordinated with LCRC; the noise level of the speaker was discussed (if the noise level proves to be wrong it will need to be corrected); no additional noise on site is permitted. It was also specifically stated that no electronic signs are permitted.

Discussion moved to landscaping, and the Director said that the applicant must provide 31 greenbelt trees and are deficient 6 or 9 greenbelt trees depending on whether credit is given for 3 existing. The Planning Commission agreed to require 3 more trees. Additional discussion occurred on the need to distinguish between the greenbelt and other landscaping requirements.

Chair Fox said that they were at the point of considering a motion. The Director asked that the Planning Commission determinations requested in the staff review be noted, and each item was individually raised by Chair Fox for Planning Commission comment. All were agreed to. Motion made by Voight that the application be recommended for approval to the Township Board conditioned on the items listed in the staff review (then listed by Voight) along with an 8th condition - outdoor seating meets Township Ordinances. The motion was seconded by Grissim, and was unanimously approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Keith Voight, Secretary
SECONDER:	Sue Grissim, Commissioner
AYES:	Colaianne, Murphy, Fox, Newsom, Grissim, Mitchell, Voight

9. Call to Public

No one came forward.

10. Planner's Report

The Director reported on the following:

Two concept meetings were held that included Chair Fox and Commissioner Voight. The first proposal was for a mixed use project (commercial, apartments, townhomes) on the SW corner of M-59 and old US-23. The second was for a 120 bed assisted living memory care facility east of the driving range on M-59.

Other projects recently approved are moving through the construction review stage.

The Director then said that this was his last day with Hartland Township and expressed appreciation to the Planning Commission for the opportunity to work in Hartland. He stated that the Township is a fantastic place and he credited the Planning Commission, Board and staff for that, stating that it is the place he intends to continue to live and raise his family. The Planning Commission said that they will miss him and wished him luck

Newsom asked about the number of units proposed in the M-59 and US-23 concept plan (approximately 470 and 50 townhouses). He expressed concern about competition with Mayberry, stating that we don’t want to see two half built projects. He also asked about the assisted living facility. Newsom then told the Director that he would miss him and wished him luck.

11. Committee Reports

None

12. Adjournment

Chair Fox requested a motion to adjourn the meeting; a motion was made by Mitchell and seconded by Colaianne. The motion carried unanimously and the meeting was adjourned at 8:08.

Submitted by,

A handwritten signature in black ink that reads "Keith R. Voight". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Keith Voight
Planning Commission Secretary